

TSZ2 - Services Zone

Zone Objectives

- a) Make provision for essential municipal services such as water, energy, transport and waste disposal
- b) Ensure that development is carried out in an economic, safe, environmentally sensitive manner and does not unacceptably affect the health and safety of any nearby residents
- c) Ensure that there is minimal impact on adjacent land uses due to any municipal services development
- d) Ensure that development is compatible with the surrounding landscape, especially in areas of high visibility, and that appropriate measures are taken to soften the impact of development on the landscape
- e) Limit the impact of electro-magnetic interference from development on electrical appliances in nearby premises
- f) Enable the development of transport facilities that are accessible and efficient for passengers and goods handling

TSZ2 - Services Zone Development Table

EXEMPT DEVELOPMENT	
Development approval is not required. Building approval may be required. On leased land, development must be authorised by a lease.	
Development identified in the Planning and Development Act 2007 as exempt (see sections 133 and 134 of the Act and section 20 and schedule 1 of the Planning and Development Regulation 2008)	
ASSESSABLE DEVELOPMENT	
Development application required. On leased land, development must be authorised by a lease.	
MINIMUM ASSESSMENT TRACK CODE	
Development listed below requires a development application and is assessed in the code track	
Development	
No development identified.	
MINIMUM ASSESSMENT TRACK MERIT	
Development listed below requires a development application and is assessed in the merit track, unless specified in schedule 4 of the Planning and Development Act 2007 (as impact track) or specified as prohibited development in a precinct map.	
Development	
ancillary use	minor road
car park	minor use
cemetery	municipal depot
communications facility	public transport facility
consolidation	railway use
demolition	recyclable materials collection
development in a location and of a type identified in a precinct map as additional merit track development	recycling facility
emergency services facility	sign
freight transport facility	store
hazardous waste facility	subdivision
incineration facility	temporary use
land fill site	transport depot
major road	waste transfer station
MAJOR UTILITY INSTALLATION	
MINIMUM ASSESSMENT TRACK IMPACT	
Development listed below requires a development application and is assessed in the impact track	
1. Development that is not: <ul style="list-style-type: none"> a. Exempt code track or merit track development; or b. Prohibited development other than development that is permitted under s137 of the Planning and Development Act 2007. 	
2. Development specified in schedule 4 of the Planning and Development Act 2007 and not listed as a prohibited use in this table.	
3. Development that is authorised by a lease and listed as a prohibited use in this table.	
4. Development declared under section 124 or section 125 of the Planning and Development Act 2007 and not listed as a prohibited development in this table.	
5. Varying a lease to add a use assessable under the impact track.	

PROHIBITED DEVELOPMENT

Development listed below is prohibited development unless the development is identified elsewhere in this development table as assessable under the code, merit or impact track.

agriculture	mobile home park
airport	nature conservation area
animal care facility	NON-RETAIL COMMERCIAL USE
animal husbandry	offensive industry
aquatic recreation facility	outdoor recreation facility
boarding house	overnight camping area
bulk landscape supplies	parkland
caravan park/camping ground	pedestrian plaza
civic administration	place of assembly
club	plant and equipment hire establishment
COMMUNITY USE	plantation forestry
COMMERCIAL ACCOMMODATION USE	playing field
corrections facility	produce market
craft workshop	public agency
defence installation	RESIDENTIAL USE
development in a location and of a type identified in a precinct map as additional prohibited development	restaurant
drink establishment	retirement village
drive-in cinema	sand and gravel extraction
farm tourism	scientific research establishment
funeral parlour	service station
general industry	SHOP
group or organised camp	stock/sale yard
hazardous industry	tourist facility
home business	varying a lease to add a use listed as "prohibited development" in this development table
indoor entertainment facility	vehicle sales
indoor recreation facility	veterinary hospital
industrial trades	warehouse
land management facility	woodlot
light industry	zoological facility
liquid fuel depot	
mining industry	

RELEVANT CODE

Development proposals must comply with the Transport and Services Zone Development Code.

NOTE ABOUT ANCILLARY AND MINOR USE

Some development that would otherwise be prohibited may be assessed under the merit track if they can be defined as *ancillary*, *minor* or *temporary use*. For example, a *SHOP* alone is prohibited, but could be considered if it is ancillary to a *public transport facility* which is an assessable development under the merit track.